GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:5587
ANSWERED ON:24.04.2001
NEXUS BETWEEN DDA OFFICIALS AND PRIVATE BUILDERS
MANIKRAO HODLYA GAVIT

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether attention of the Government has been drawn to the news-item appearing in the `Navbharat Times` dated April, 01, 2001 regarding violation of orders of Lt. Governor by DDA officials;

(b) if so, the facts of the matter reported therein;

(c) the action being taken by the Government against the private builders who committed irregularities; and

(d) the action taken by the Government against the erring officials of DDA who have nexus with private builders?

Answer

MINISTER OF STATE FOR URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI BANDARU DATTATREYA)

(a): Yes, Sir.

(b): M/s Suneja Tower (P) Ltd. purchased two plots of land bearing No. 7 & 12 situated at District Centre Janakpuri measuring 1282.58 sqmtrs. and 1336.13 sqmtrs. respectively. For both plots the lease deeds were executed on 23.12.91 and 5.3.92 and same were occupied by M/s. Suneja Tower (P) Limited on the basis of completion certificates issued by the Delhi Development Authority on 7.12.92 & 26.6.92 respectively. On site inspection it was revealed that some unauthorised constructions were made by M/s Suneja Tower (P) Ltd. for example on Plot No. 7, construction of 7 shops on the ramp at ground floor, construction of shops in the basements as well as near staircase and in front of lift room using basement as office instead of storage and service were observed. Further shops were constructed at varanda side and sold to others and excavation of 1.5 mtr. portion made on the side of plot No. 6-A which is a DDA`s building.

On plot-12, partitions were made in the basement, below staircase, shutters were installed, the basement was being used as office insteasd of stortage and services. Two shops were constructed on Ground Floor over the ramp. These were in violation of architectural control morms. Floor space were sold without seeking prior permission of the lessor.

In both plots, ground rent amounting to Rs.1,64,17,446/- with interest was outstanding as on 14.7.96. In addition to this, an amount of Rs.23,75,000/- is also outstanding as current dues excluding interest.

(c): Show cause notices were issued by DDA (the lessor) to the lesseefor removing the deficiencies and payment of ground rent but they have failed to do so. Demand letter towards ground rent recoveries have been issued to all concerned by DDA. Taking into consideration the above facts, lessor in both the cases passed orders to determine the leases on 3.12.97 with the direction to take action under building bye-laws, Delhi Development Act, 1957 and Public Premeses (Eviction of Unauthorised Occupant) Act, 1971. Accordingly action was initiated but the ex-lessee approached the High Court against the order passed by the lessor as well as action under Public Premises. High Court issued a direction to Delhi Development Authority not to issue a final order till next date of hearing vide order dated 10.4.2001, in CW No.3694/2000 in CW 533/2001 (Nextdate of hearing fixed on 12.7.2001). To sort out the problems of space buyers the Delhi Development Authority is examining a proposal to introduce a system of executing a sub-lease to be signed between the space buyers, developers and Delhi Development Authority so that lease conditions are complied with to enable space buyers to pay ground rent directly to DDA.

(d): Does not arise in view of the reply given in above paras.